

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 16, 1965

Appeal No. 8261 Hagop Chorbajion, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 25, 1965.

ORDERED:

That the appeal for accessory parking on lot 61, square 3287, zoned R-2, to support a 9-unit apartment building on lot 809, square 3287 at 6200 - 3rd Street, NW., be denied.

FINDINGS OF FACT:

(1) The appellant proposes to build a 9-unit apartment building on lot 809 located at the corner of Rittenhouse and 3rd Street, NW. This lot has space for only 5 of 9 parking spaces required for the building.

(2) The appellant also owns lot 61 in square 3287 which fronts on Rittenhouse Street and is occupied by a semi-detached dwelling.

(3) Appellant proposes to use the rear portion of lot 61 to provide other parking spaces to support the building on lot 809.

(4) At the hearing the appellant expressed a willingness to provide a covenant to guarantee continuance of parking on lot 61. However, upon questioning appellant expressing a desire to subdivide the lots so that the parking area on the rear of 61 would become part of lot 809. Under these circumstances parking would not be considered accessory and a covenant would not be necessary.

(5) Objection to the granting of this appeal was registered by Neighbors Incorporated at the hearing and by petitions on file.

OPINION:

In the opinion of the Board the appellants can achieve their objectives without this appeal by resubdividing the lots. It is further the opinion of the Board that within the limitations of its jurisdiction the reduction of the size of lot 61 should be opposed as having an adverse affect upon the neighborhood and not in harmony with the intent and purpose of the Zoning Regulations.